

**CITY OF MONROE
PLANNING COMMISSION MINUTES
Monday, August 26, 2019**

The regular meeting of the Monroe Planning Commission was held on **Monday, August 12, 2019 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Vice Chair Bull called the meeting to order at 7:06 p.m.

ROLL CALL

Planning Commission Secretary Leigh Anne Barr called the roll.

Commissioners Present: Vice-Chair Bull, Commissioner Rousey, Commissioner Silva, Commissioner Jensen and Commissioner Fisher and Commissioner Stanger

Commissioners Absent: Chair Tuttle

Staff Present: Senior Planner Shana Restall and Secretary Leigh Anne Barr.

COMMENTS FROM CITIZENS

NONE

APPROVAL OF MINUTES

Commissioner Rousey made a motion to accept the minutes of July 22, 2019 with the discussed changes. Motion seconded by Commissioner Silva. Motion carried 6/0.

PUBLIC HEARING

1. Sewer Service Extension PERMANENT Code Amendments (CA2019-04 & SEPA 2019-12)

Vice Chair Bull opened the public hearing.

Principal Planner Shana Restall explained that the City has six months to replace the temporary ordinance with a permanent ordinance. This code amendment would only allow properties to connect to City sewer if they are located within City limits. Currently if a development had Development Agreement and were located in the Urban Growth Area (UGA), connection to City sewer was allowed.

Commissioner Silva asked about projects already underway and how this change might affect them. Principal Planner Restall explained that those projects already have development agreements so this code amendment will not affect them.

Vice Chair Bull opened the public testimony portion of the public hearing.

Commissioner Stanger asked if any public comments have come in prior to the Planning Commission meeting. Principal Planner Restall informed the Commissioners that no public testimony for this code amendment had been received.

Commissioner Jensen made a motion to close the public testimony portion of the public hearing. Motion seconded by Commissioner Rousey. Motion carried 6/0.

Principal Planner Restall explained that with the City Council schedule, it would help the timeline for the code amendment if Planning Commission would approve the motion in attachment 4 of the packet in addition to the motion in the agenda bill.

Commissioner Jensen made a motion to close the public hearing. Motion seconded by Commissioner Silva. Motion carried 6/0.

Commissioner Jensen moved to direct staff to draft Findings of Fact and Conclusions of Law for the Planning Commission that recommend that the Monroe City Council approve the proposed amendments to Chapter 13.08 MMC, Sewer System Regulations. Motion seconded by Commissioner Stanger. Motion carried 6/0.

Commissioner Jensen moved that the Planning Commission adopt these Findings of Fact and Conclusions of Law, authorize the Planning Commission Chair or Vice Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council approve the proposed amendments to Monroe Municipal Code Section 13.08.240. Motion seconded by Commissioner Rousey. Motion carried 6/0.

2. Pre-Annexation Zoning of the Monroe Urban Growth Area (SEPA2019-13)

Vice Chair Bull opened the public hearing.

Principal Planner Restall explained that the City has assigned zoning designation to the City's UGA. Since the areas are not currently in the City, the zones will not go into effect with the code amendment, however when the areas are ready to be annexed, their zones will be pre assigned. ASK SHANA ABOUT PH

Vice Chair Bull opened the public testimony portion of the public hearing.

Commissioner Jensen made a motion to close the public testimony portion of the public hearing. Motion seconded by Commissioner Fisher. Motion carried 6/0.

Principal Planner Restall explained that with the City Council schedule, it would help the timeline for the code amendment if Planning Commission would approve the motion in attachment 4 of the packet in addition to the motion in the agenda bill.

Commissioner Jensen made a motion to close the public hearing. Motion seconded by Commissioner Silva. Motion carried 6/0.

Commissioner Jensen moved to direct staff to draft Findings of Fact and Conclusions of Law for the Planning Commission that recommend that the Monroe City Council approve the proposed pre-annexation zoning of the City's Urban Growth Area under Chapter 35A.14 RCW, Annexation by Code Cities.. Motion seconded by Commissioner Rousey. Motion carried 6/0.

Commissioner Jensen moved that the Planning Commission adopt these Findings of Fact and Conclusions of Law, authorize the Planning Commission Chair or Vice Chair to sign the Findings on behalf of the Commission, and recommend that the Monroe City Council approve the proposed pre-annexation zoning designations for Monroe's urban growth area (UGA), as consistent with the adopted 2015 – 2035 Comprehensive Plan Future Land Use Map. Motion seconded by Commissioner Stanger. Motion carried 6/0.

OLD BUSINESS

NONE

NEW BUSINESS

NONE

DISCUSSION BY COMMISSIONERS AND STAFF

Principal Planner Restall announced that the temporary encampments code amendment will be coming back to Planning Commission at a later date. The comments received were substantial and City Staff wants to take the time to finish the code amendment right.

Principal Planner Restall gave an update on the property know as East Monroe. The applicants have submitted for a comprehensive plan amendment and a rezone to change from Limited Open Space to Mixed Use General. The comprehensive plan amendment will be on the docket that will go to City Council next month for selection for docketing.

Principal Planner Restall shared that the City Council went on a tour of Community Development projects around the City at last week's meeting.

Commissioner Silva enjoyed the Fair Days parade.

Commissioner Fisher's local neighborhood hosted a block party after the parade. Commissioner Fisher explained how to apply for street closure through the City and the other steps necessary to host a block party within City limits.

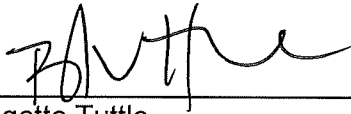
Commissioner Rousey attended the Affordable Housing committee before the Planning Commission meeting. The group looked at the City's current code and codes from other cities that worked well.

Principal Planner Restall explained that a housekeeping code amendment will be coming to Planning Commission in the near future. As City Staff has started using the code, issues have come up that will need to be addressed with the housekeeping amendment.

Commissioner Fisher asked for an update on the School District's property in consideration for a comprehensive plan amendment. Principal Planner Restall explained that the City has asked the School District to provide a cultural resources report as part of their submittal. The City is currently waiting on that report.

ADJOURNMENT

Commissioner Rousey made a motion to adjourn at 7:55p.m. Motion seconded by Commissioner Silva. Motion carried 6/0.



Bridgette Tuttle
Chair



Leigh Anne Barr
Planning Commission Secretary